

208 600 €

For sale apartment

4 rooms

Surface : 81 m²

Surface of the living : 24 m²

Year of construction : 1926

Hot water : Collectif

Features :

Sanitation: All the sewer, Type of residence: secure, double glazing, Water distribution: INDIVIDUAL, Water Energy: GAS

2 bedroom

1 bathroom

1 shower

1 WC

1 cellar

Legal information

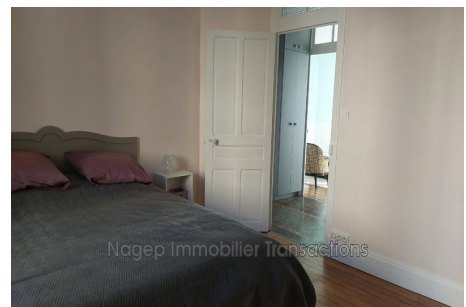
208 600 €

Fees paid by the owner, well condominium(8 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

**Apartment 1112 Vichy**

TURNKEY, bright and airy apartment on the 2nd floor without elevator, 76.59m² Carrez law, located in a small secure 1926 co-ownership. It features an entrance hallway, a 25m² dining/living room with a long balcony, a fitted and equipped kitchen with its own small balcony, 2 spacious bedrooms including one with an adjoining shower room, a bathroom with a whirlpool tub for guaranteed relaxation, and a separate toilet. A cellar completes this property. There are ****BEAUTIFUL PARQUET FLOORS****, high ceilings, double glazing, and plenty of storage space. It is situated on a very quiet street just a short walk from the city center. Individual gas heating. Energy performance diagnosis carried out in November 2023 estimating annual energy costs between €1460 and €2010, which will be revised following insulation improvements. Sanitation complies with current standards. Lot 3 for 250/1000 and lot 8 for 10/1000. Annual charges amount to €917, property tax in 2023...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 1460 and 2010 € (reference year 2000)
Document non contractuel - 08/10/2025



Nagep Immobilier Transactions, 26 place Saint James - 03450 Ebreuil

Tél: 06 60 68 98 98 - thierry.pegand@nagepimmobilier.com - www.nagepimmobilier.com

Carte professionnelle 0301.2017.000.019.262 - RCS 834 158 842

Garantie financière : GAN ASSURANCE A THIERS (63) - Document non contractuel